



## VARIANCE AND WAIVER APPLICATION

CHECK ALL THAT APPLY:

☒ Zoning Variance

☐ Sign Variance

☐ Stream Buffer Variance

☐ Waiver

Behind Bluetop - Parking lot expansion

Name of Project

3460 Chamblee Dunwoody Way, Chamblee, GA 30341

Property Address

Retail building,

Brief Description of Project

Village Commercial (VC) District

Zoning District

1

Total # of Properties Involved

.53

Total Project Acreage

1

Total Number of Buildings

4,100

Total sq. ft. of buildings

### OWNER:

Behind Bluetop, LLC

Name and Company

5362 Peachtree Road Chamblee, GA 30341

Mailing Address

City, State

Zip Code

404-819-3386

Phone #

br2731@aol.com

E-mail

**APPLICANT:** ☒ Check here if Applicant is also the Property Owner

Jennifer Koontz Behind Bluetop

Name and Company

1592 Fearn Circle, Brookhaven, GA 30319

Mailing Address

City, State

Zip Code

404-216-6191

Phone #

jrecoulley@gmail.com

E-mail

Jennifer Koontz

Applicant Signature

6-5-24

Date

☒ I hereby certify that all information provided herein is true and correct.

### NOTARY:

Sworn to and subscribed before me this 5<sup>th</sup> day of June, 20 24

Notary Public:

**Patricia Ann Becker**  
**NOTARY PUBLIC**  
**Paulding County, GEORGIA**  
**My Commission Expires 04/23/2025**

City of Chamblee Planning and Development Department  
5376 Peachtree Rd, Ste 102 • Chamblee, GA 30341 • 770-986-5010 • www.chambleega.gov

**June 14, 2024**

Ms. Gabrielle Peters  
Deputy Planning Director  
City of Chamblee  
3518 Broad Street  
Chamblee, GA 30341

**RE: Variance Application – 3460 Chamblee Dunwoody Way, Chamblee, Ga 30341**

Gabrielle,

Please see the attached variance application for 3460 Chamblee Dunwoody Way, Chamblee, GA 30341. On behalf of ownership, Behind Bluetop, LLC, we are asking for a variance to [Section 230-1\(b\)\(1\)](#) for the installation of parking within twenty (20) feet of a multifamily property. Ownership intends to install some form of screening between the properties in the form of fencing, landscaping or combination of both. The fence will be made out of wood and will be located as generally shown in red on the enclosed Landscaping plan.

Due to the layout of the site and the need the for additional parking for this property and the surrounding tenants, there is a hardship that exists. The additional parking will prove beneficial for the current project and for certain neighboring business that have rights to utilize this property.

Additionally, please be advised that the intention of the proposed deck will be used for outdoor dining. We feel that the deck will clearly delineate the eating area from the sidewalk, due to deck being elevated, and there will be more than 2 feet from the curb line, thus complying with the outdoor dining standards outlined in Section 240-13(b)(21). We acknowledge that white string lights are permitted during operating hours and outdoor entertainment must cease at 10pm Sunday through Thursday and 11pm Friday and Saturday.

The two pedestrian improvements being provided from the adaptive reuse section for streetscape design improvement per (Section 270-10(b)(3)(d) are that we are adding both a patio and additional landscaping to enhance the pedestrian experience.

We appreciate City Staff, Council and Mayor's consideration of this request.



Jennifer Koontz  
Behind Bluetop, LLC